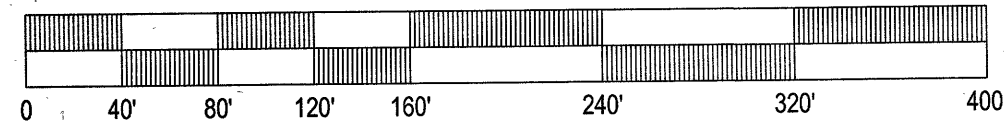


POLE CANYON NPA-11 SUBDIVISION

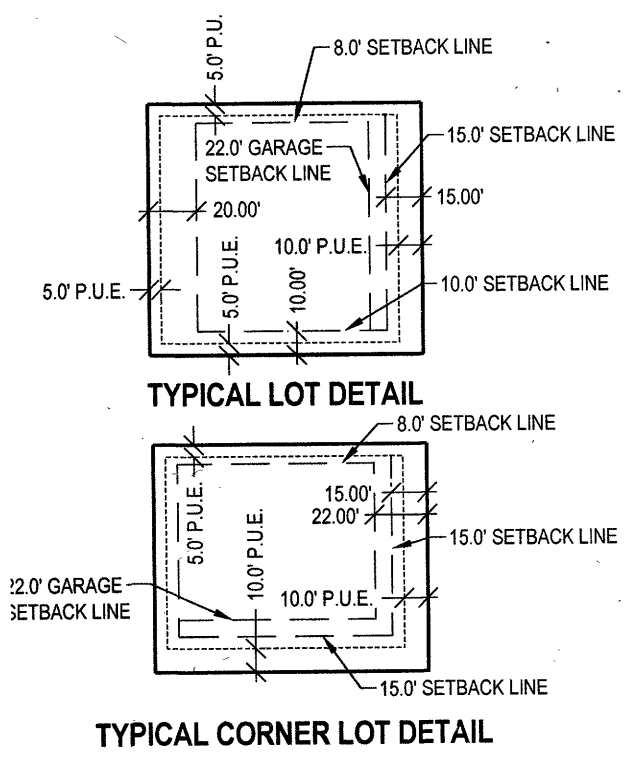
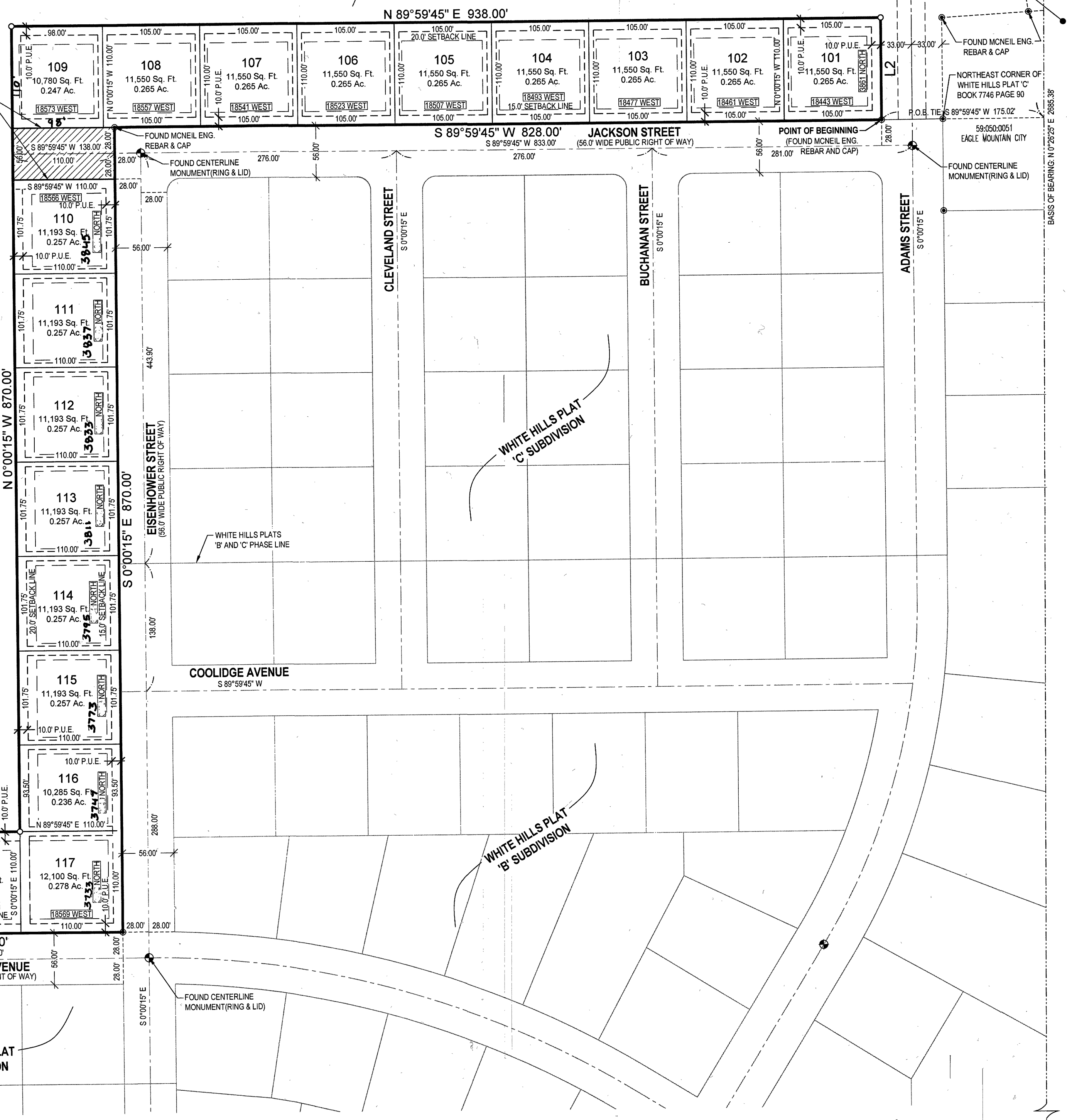
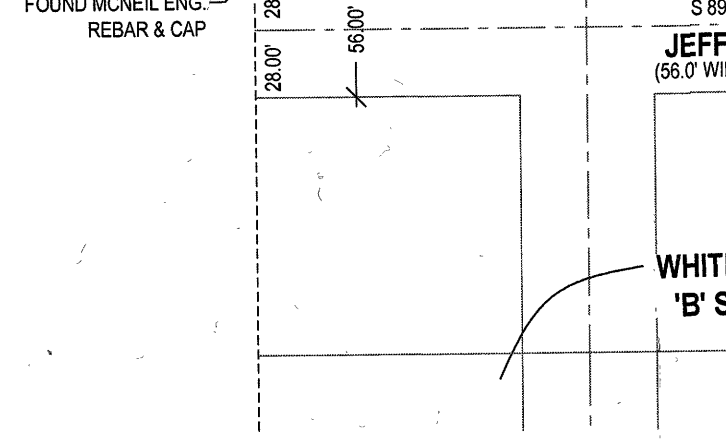
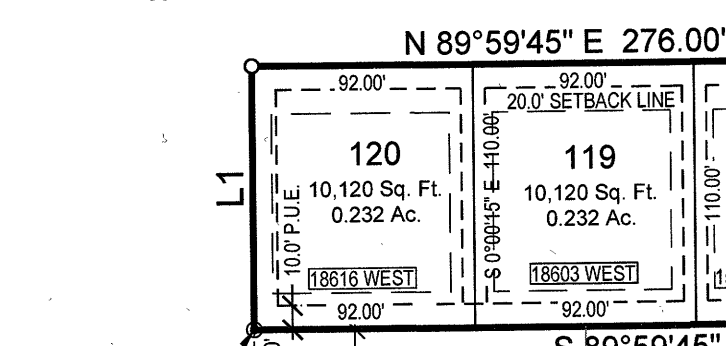
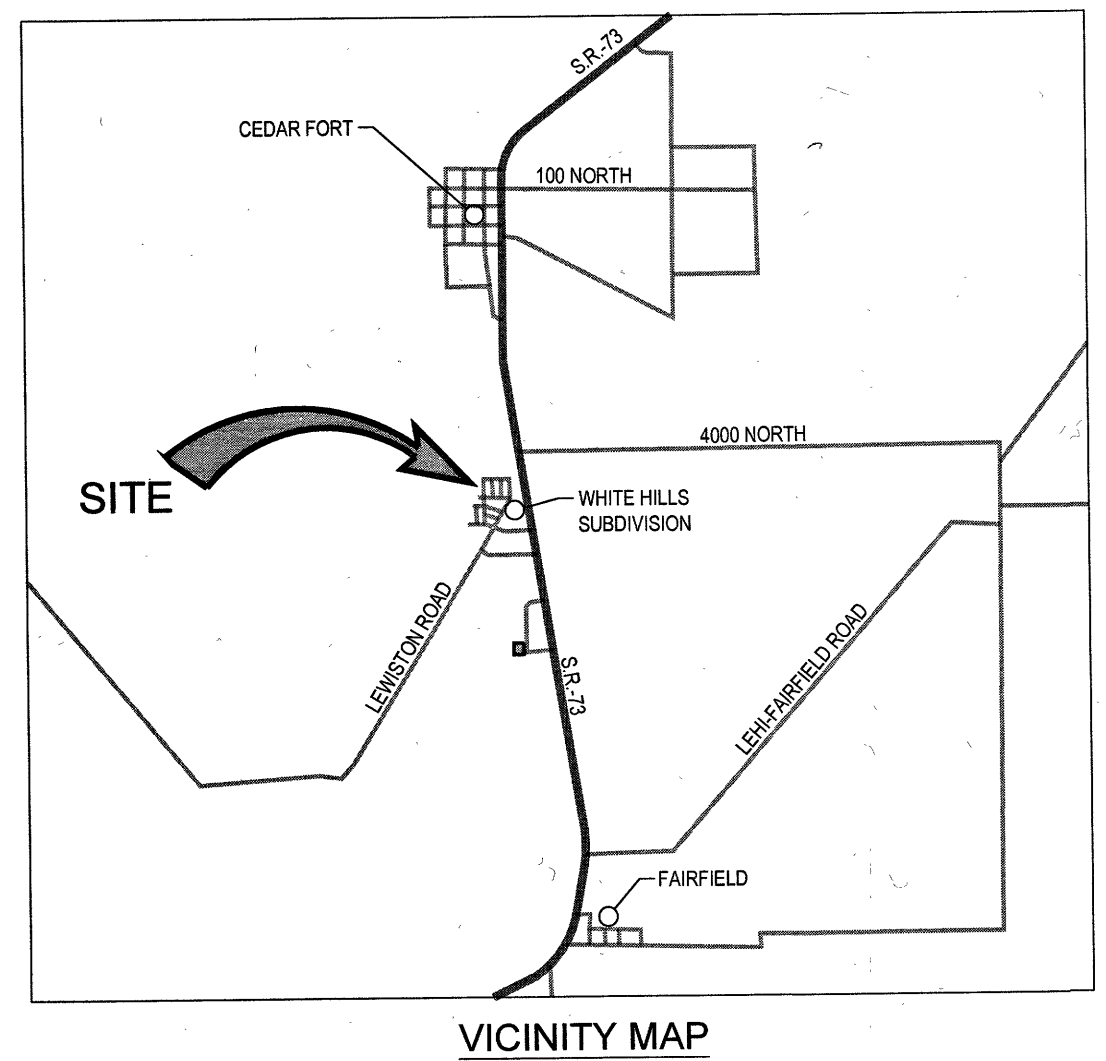
LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH



LEGEND

- SUBDIVISION BOUNDARY
- SECTION LINE
- EXISTING CENTERLINE
- EXISTING LOT LINES
- NEW RIGHT OF WAY LINE
- EASEMENT LINE
- P.U.E. (PUBLIC UTILITY EASEMENT)
- SETBACK LINE
- FOUND CENTERLINE MONUMENT
- FOUND UTAH COUNTY SECTION CORNER
- SUBDIVISION BOUNDARY CORNER

LINE #	DIRECTION	LENGTH
L1	N 00°00'15" W	110.00'
L2	S 00°00'15" E	110.00'



PLAT CALCULATIONS	
TOTAL ACRES	5.888
UN-BUILDABLE ACRES	0.150
TOTAL ACRES IN LOTS	5.438
TOTAL OPEN SPACE	NONE
TOTAL AREA IN STREET	6,552 SQ. FT.
TOTAL IMPROVED OPEN SPACE	NONE
AVERAGE LOT SIZE	0.272
LARGEST LOT SIZE	0.320
SMALLEST LOT SIZE	0.245
OVERALL DENSITY	3.7 LOTS PER ACRE
TOTAL NUMBER OF LOTS	20

SURVEYOR'S CERTIFICATE

I, DENNIS K. WITHERS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 8135190, IN ACCORDANCE WITH TITLE 58, CHAPTER 22 OF UTAH STATE CODE. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNER(S), I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH STATE CODE 17-23-17, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS HEREAFTER TO BE KNOWN AS:

POLE CANYON PHASE 1 SUBDIVISION

AND THAT AT THE SAME HAS BEEN CORRECTLY SURVEYED AND MARKED ON THE GROUND AS SHOWN ON THIS PLAT.

SUBDIVISION DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, LOCATED IN EAGLE MOUNTAIN CITY, COUNTY OF UTAH, STATE OF UTAH AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT SOUTH 0°28'25" WEST, ALONG THE SECTION LINE, A DISTANCE OF 1017.03 FEET AND SOUTH 89°59'45" WEST, A DISTANCE OF 175.02 FEET, FROM THE UTAH COUNTY MONUMENT MARKING THE CORNER COMMON TO SECTION 7, 8, 17, AND 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, AND RUNNING THENCE SOUTH 89°59'45" WEST, ALONG THE NORTH LINE OF JACKSON STREET AND THE NORTH LINE OF WHITE HILLS PLAT 'C' SUBDIVISION, A DISTANCE OF 828.00 FEET, TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 0°00'15" EAST, ALONG THE WEST LINES OF SAID WHITE HILLS PLAT 'C' AND PLAT 'B', A DISTANCE OF 870.00 FEET, TO THE NORTH LINE OF JEFFERSON AVENUE; THENCE SOUTH 89°59'45" WEST, ALONG SAID NORTH LINE AND THE PRODUCTION THEREOF, A DISTANCE OF 388.00 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 110.00 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 276.00 FEET; THENCE NORTH 0°00'15" WEST, A DISTANCE OF 870.00 FEET; THENCE NORTH 89°59'45" EAST, A DISTANCE OF 110.00 FEET; TO THE POINT OF BEGINNING.

CONTAINS: 229,240 SQ. FT., OR 5.263 ACRES IN TWENTY (20) RESIDENTIAL LOTS.

DATE: 10/08/21

Dennis K. Withers
DENNIS K. WITHERS
L.S. LICENSE NO. 8135190

OWNER'S CERTIFICATION AND DEDICATION

WE, THE UNDERSIGNED OWNER(S) OF ALL OF THE REAL PROPERTY DEPICTED AND DESCRIBED HEREON HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACE, EASEMENTS, AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW TO BE HEREBY DEDICATED UNDER PROVISION OF 10-9a-607, UTAH CODE, WITHOUT CONDITIONS, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH ALL STREETS, WATER SEWER, AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACE, SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

COQUIRH WOOD RANCH, LLC

BY: *Nathan Shipp* (MANAGER) DATE: 9/10/21

ITS: MANAGER (TITLE)

ACKNOWLEDGEMENT

STATE OF UTAH)
COUNTY OF SALT LAKE) SS

ON THIS 8th DAY OF October IN THE YEAR 2021, BEFORE ME, *Gina Francom*, A NOTARY PUBLIC, PERSONALLY APPEARED *NATHAN SHIPP*, THE MANAGER OF COQUIRH WOOD RANCH, LLC, PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE POLE CANYON NPA-11 SUBDIVISION, AND WAS SIGNED BY HIM ON BEHALF OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

COMMISSION NUMBER: 7114913
EXPIRES: 2-23-2025
PRINT NAME: *Gina Francom*

Gina Francom
NOTARY PUBLIC - STATE OF UTAH
My Commission Expires February 23, 2025
COMMISSION NUMBER 7114913

A NOTARY PUBLIC COMMISSIONED IN UTAH

ACCEPTANCE OF LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR THE PUBLIC PURPOSE OF THE PERPETUOUS USE OF THE PUBLIC THIS 13th DAY OF October, A.D. 2021.

Tom ... APPROVED BY MAYOR
... APPROVED BY CITY ATTORNEY
... APPROVED BY CITY ENGINEER (SEE SEAL BELOW)
... ATTEST: CITY RECORDER (SEE SEAL BELOW)

GENERAL NOTES:

- THE BASIS OF BEARING FOR THIS PLAT IS SOUTH 00°28'25" EAST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN, AS SHOWN HEREON.
- COURSES AND DISTANCES SHOWN ON THIS MAP ARE MEASURED DIMENSIONS TAKEN FROM ACTUAL FIELD MEASUREMENTS, UNLESS CONTAINED WITHIN PARENTHESES INDICATING A RECORD COURSE OR DISTANCE. RECORD INFORMATION IS TAKEN FROM MAPS, PLATS, DEEDS OF RECORD, OR OTHER SOURCES OF RECORD INFORMATION.
- PROPERTY CORNERS NOT FOUND WERE MONUMENTED WITH A 5/8" REBAR AND RED NYLON CAP STAMPED "MCNEIL ENG.", OR A NAIL & WASHER BEARING THE SAME INITIALS, UNLESS OTHERWISE NOTED HEREON.
- THE BOUNDS OF EXISTING WHITE HILLS SUBDIVISIONS WERE ESTABLISHED BASED UPON THE OFFICIAL PLATS THEREOF.
- EXISTING EASEMENTS SHOWN ON THIS PLAT ARE BASED UPON THE COMMITMENT FOR TITLE INSURANCE PREPARED BY: COTTONWOOD TITLE COMPANY FILE NO. 861117, WITH AN EFFECTIVE DATE OF JANUARY 07, 2015, AT 7:30 A.M.
- THE ESTATE OR INTEREST IN THE LAND DESCRIBED ON THIS PLAT IS FEE SIMPLE AND THE TITLE THERETO IS VESTED IN: COQUIRH WOOD RANCH LLC, ACCORDING TO THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE.
- STREETS ABUTTING THIS SUBDIVISION WERE PREVIOUSLY DEDICATED PER THE WHITE HILLS PLATS 'A', 'B', AND 'C'.

PLAT

POLE CANYON NPA-11 SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 18
TOWNSHIP 6 SOUTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN

EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH
SCALE: 1" = 80 FEET

SURVEYOR'S SEAL: DENNIS K. WITHERS, 10/08/21, STATE OF UTAH

NOTARY PUBLIC SEAL: GINA FRANCOM, 10/08/21, STATE OF UTAH

CITY ENGINEER SEAL: CHRISTOPHER TOWN, 10/08/21, STATE OF UTAH

CLERK RECORDER SEAL: EAGLE MOUNTAIN CITY

SHEET 1 OF 1

E:\0518 NPA11\0518A_PC_PLAT.dwg Oct. 07, 2021 - 4:26pm

PREPARED BY:

McNEIL ENGINEERING
Designing for the Future Since 1983™
8610 So. Sandy Parkway, Suite 200 Sandy, Utah 84070
TEL: (801) 255-7700 FAX: (801) 255-8071
E-MAIL: info@mcneileng.com WEB SITE: www.mcneil-group.com

DIRECT COMMUNICATIONS

DIRECT COMMUNICATIONS CEDAR VALLEY, LLC CERTIFIES THAT IT WILL PROVIDE TELECOMMUNICATIONS SERVICES TO THIS SUBDIVISION UTILIZING THE TRENCHES PROVIDED BY THE DEVELOPER AS PER THE DIRECT COMMUNICATIONS CEDAR VALLEY P.S.C. UTAH NO. 1 TARIFF.

DIRECT COMMUNICATIONS DATE: _____

DOMINION ENERGY

DOMINION ENERGY APPROVES THIS PLAT SOLELY FOR THE PURPOSES OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES, AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-368-8532.

APPROVED THIS ____ DAY OF _____, 20__

BY: _____ DOMINION ENERGY
TITLE: _____

ROCKY MOUNTAIN

1. PURSUANT TO UTAH CODE ANN § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN § 17-27a-803(4)(C)(I) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE P.U.E. AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:

(1) A RECORDED EASEMENT OR RIGHT-OF-WAY
(2) THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
(3) TITLE 5A, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES, OR
(4) ANY OTHER PROVISION OF LAW

ROCKY MOUNTAIN POWER DATE: _____

17964

Sec. 16 T65 R2W T6S8 E6